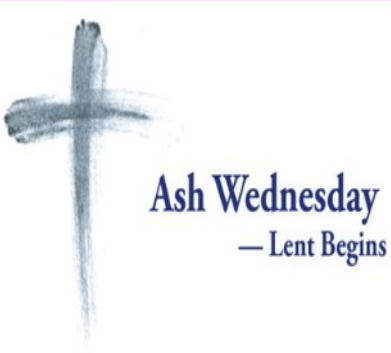




Lake Henry Estates Newsletter

MARCH 2025 Editor: MARY ANN OCALLAGHAN

Thank you Board & Volunteers for Upgrades to our Community




MARCH 5



MARCH 9



MARCH 17



MARCH 4TH @ 9:00 AM

Polk County Visitor Center will be our guest.

50/50 raffle, birthday & anniversary monthly drawings; bring your change for fundraiser!

Come enjoy coffee and donuts with your neighbors starting at 8:30am.

April 1st – will highlight the Handmade Quilt Raffle and tips on how to prepare your house before you leave for the summer.

May 6th– Sheriff Grady Judd will be our guest. Let's have a great turnout.

From Judy Koblentz: Special thank you to all the residents that have donated extra funds for our yummy donuts! Greatly appreciated. And a thank you to all my volunteers that help every month.



This colorful quilt made by the LHE Sew & Sew Quilters is approximately 48" x 64" and is a perfect couch throw size. Tickets are 1 for \$3.00 or 3 for \$5.00. ALL proceeds go to the American Cancer Society. Tickets will be on sale at the March and April Coffee Talks, with the drawing to be held at the APRIL Coffee Talk.

Thank you to those that share information for our pleasure. Everyone's help is appreciated.
Community Photographer– Herb Kramer

We apologize for any omissions or errors in this edition.

Our Volunteers Make Lake Henry Estates 'A GREAT PLACE TO LIVE'



NEWSLETTER INFORMATION

Please have all information submitted by the 20th of each month for the next months publication.

For any submissions, please use this Email: newsletter@lakehenryestates.com



SUNSHINE - Judy Koblentz is our Sunshine Committee Chair. Street Captains, please EMAIL your verified information to Judy at jkoblentz@gmail.com. Residents please continue to contact your Street Captains, as listed below according to assigned house number, with verified information regarding illness or death. As always, we want to ensure correct information is shared with the community. All information must be verified by family members.

STREET CAPTAINS by HOUSE NUMBER

Nancy Brinson: #420 - 433, 543-553, 554 - 557	Sharon Adler: #445 - 477
Diane Tebaldi: #478 - 486	Beverly Brooks-Gore: #487 - 497
Nancy Karhoff: #498 - 499, 533 - 537, 610 - 646, 661 - 669	Cindy Poling: #500 - 510, 524 - 532
Phyllis Hennen: #437 - 444, 511 - 523, 538	Carmen Wilde: #539 - 540, 589, 670 - 683
Roseann Merschen: #541-542, 686 - 696, 558 - 565, 698 -709	Jan Coman: #566 - 588, 684 - 685, 697, 710
Val Moore: #590 - 607, 647 - 660	

SUNSHINE

JIM HOFFMAN DEATH

Former resident Jim Hoffman of 446 Sweetwater Way passed away on January 30, 2025 at 11:30 AM in Michigan. Jim and Joan were married in 1958. Jim's funeral will be February 6, 2025. Cards and letters may be sent to the Hoffman family at 329 Lakeshore Dr, Battle Creek, MI 49015.

JANET KROLL

Please keep Janet Kroll in your prayers. Her two sons passed away just four days of each other. Alan, from Wisconsin, passed away January 30 and son, Brian passed away on February 3. Another son and grandson will be arriving to be with Janet. Words from Janet, "Hug your kids tightly". Cards may be sent to 557 Harbourview Dr.

JIM MITCHELL

I would like to thank everyone for the support and sympathy we have received in this sorrowful time. The cards, hugs, flowers, and overflowing love have been appreciated so much. To everyone who attended the Celebration of Life for Jim and those who contributed food, coordinated and created the slide show, provided decorations and helped setup, I cannot express my gratitude enough. You all have given my family and me so much comfort.

Please visit the Lake Henry Facebook page to see the many wonderful people who helped my family through this journey. Each and every one of you in this amazing community are a blessing and very much appreciated. Jim loved being a part of Lake Henry and the people who make this community so special. KAREN MITCHELL and FAMILY

VICKI MATT

Vicki Matt of 443 Sweetwater Way had a fall Tuesday, 2/25 at her home resulting in her breaking the femur in both of her legs, she is at Lakeland Memorial Hospital, she had surgery Wednesday 2/26, please keep her and Rod in your prayers, cards can be left at their home .



Carol Jean Sheil, Realtor, Broker
Cell 863-412-3801 caroljeansheil@msn.com



Office: 863-299-5878



Chris Goode, Realtor
Cell 863-287-5454 chrisgoodefl@gmail.com

MARCH GREETINGS!!! Interesting tidbit for you: In the 7 day period from Feb. 10 through Feb. 17, Davenport had 47 properties built prior to 2024 become Sale Pending and 26 properties built in 2024 and 2025 become Sale Pending. During that same period, there were 19 properties in Haines City built before 2024 become Sale Pending and **32 properties** built in 2024 and 2025 go Sale Pending status! Wishing you a fun and Happy St. Patrick's Day!

462 SWEETWATER WAY ...THE HOME YOU HAVE BEEN WAITING FOR! ENJOY THE SPECTACULAR LAKE VIEWS, SPELL BINDING SUNSETS AND NATURE from the 200' DOCK ON LAKE HENRY and most rooms in this well maintained 2BR/2BA home w/study/den, HUGE sunroom and an almost 12X14 screened enclosure. Lake Henry offers cooling breezes, an abundance of wildlife and endless boating & fishing activities! **IN ADDITION TO THE 1391 SF HEATED SPACE, THE 12X27.5 ENCLOSED SUNROOM (additional 330 SF) IS HEATED AND COOLED AND CURRENTLY USED BY THE OWNER AS LIVING AREA!** Offering an open floor plan with split bedrooms, eat-in kitchen plus dining room, a nice sized great room and an interior laundry room, this home lives large and is located in Lake Henry Estates! The home has been meticulously maintained and updates added during ownership. The roof was replaced and the exterior of the home was repainted in January 2024. The AC/heat system was replaced with Carrier 3 ton 15 SEER split system March 2024. Please note the dock traverses across conservation area leading to the lake. The seller will assign the buyer one voting share in the SWEETWATER EAST Co. after closing. LHE offers many Social Activities, a gorgeous 12,000 SF clubhouse with a ballroom, PUB (honor system), gym and craft room AND heated pool & spa, 9 hole executive golf course, boat dock on Lake Henry, pickle ball, tennis, RV storage, shuffleboard courts, woodworking shop & more! **\$350,000.00**

BUYING OR SELLING? I WILL BE GLAD TO ASSIST YOU, YOUR FAMILY AND/OR FRIENDS WITH YOUR REAL ESTATE NEEDS IN LAKE HENRY ESTATES AND POLK COUNTY!!!



Luck is on your side with this home!



CLAUDIA CENTESIMO
LionHeartBrokers.com
407-383-8882

535 Waterford Dr. Haines City, FL 33844 | \$239,000
2 Bedrooms | 2 Bathrooms | 1,458 sq. ft.







Lake Henry Estates C

March

Ticket sales: Beverly Brooks-Gore 863-397-0784 / BJBrooksNC@tampabay.
 Diane Tebaldi 863-421-4374 / dtebaldi@tampabay.rr.com

Sunday	Monday	Tuesday	Wednesday	Thursday
1:00 pm Shuffleboard	9:00 am Golf (Couples) 9:30 am Water Aerobics 3:00 pm Pickle Ball 6:30 pm Joker	9:30 am Water Aerobics 1:00 pm Men's Shuffleboard 1:00 pm Cribbage 3:00 pm Pickle Ball 6:00 pm Texas Holdem	9:00 am Golf (Ladies) 9:00 am Bocce 9:30 am Water Aerobics 3:00 pm Pickle Ball	9:00 am Golf (Ladies) 9:30 am Bocce 9:30 am Water Aerobics 3:00 pm Pickle Ball
2 5:30pm Derby Day 	3 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday	4  COFFEE TALK 9:00 am Yoga Ballroom 1:pm	5	6 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday
9 Daylight Savings Begins 	10 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday	11 Yoga Ballroom 1:pm	12 5:30pm Pot Luck	13 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday
16	17 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday	18 Yoga Ballroom 1:pm	19	20 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday
23	24 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday	25 Noon Ladies Luncheon NO YOGA!!!	26	27 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday
30 5:30pm Hootenanny 	31 1:00 pm Line Dancing ballroom 5:30 pm Munchie Monday			

Events and Activities are subject to ch

Our Volunteers Make Lake Henry Estates 'A GREAT PLACE TO LIVE'

Community Events 2025

rr.com Please call or text Lorri M @586344 9118 for the calendar
no later than 1he no later than the 15th of each month.




Birthdays

1 John Formella	16 Suzie Infantino
1 Jerry Berringer	17 Ken Watkins
1 Janet Kroll	17 Janet Teal
3 Rick Coy	20 Diane Tilton
3 Carmen Rivas	20 Elizabeth Watson
5 Ralph Turner	21 Douglas Behrens
6 Catherine Grant	21 Mike Sawchuck
6 Lucy Podziewski	21 Jerry Merschen
7 Harris Ferro	21 Kris Bomgarden
7 Carol Ullrich	24 Tom Benard
8 Ken Derrick	24 Douglas Eberhart
8 Lee Younker	24 Linda Doolittle
8 Regina Mitchell	25 Kathi Dockstader
10 Darrell Moody	26 Denis Webber
10 Venus Bailey	26 Bruce Greene
11 Alice Benard	28 Clarence Hoffman
12 Sue Wierck	28 Dick Jacques
12 Rose Webb	29 Teresa Guarino
14 Don Webber	30 Barry Cady
15 Bob Heckers	30 Denise Alhemovich
15 Mandy Hoffman	30 Deborah Bockelman

Anniversary's

6 Bob & Susan Reuwer	1976
9 Christopher & Rhoda Rice	1982
14 Vincent & Caroline Miklaski	1964
23 Al & Peggy Croucher	1969
30 Billy & Janet Teal	2021
31 Jerry & Roseann Merschen	1995

Thursday	Friday	Saturday
00 am Golf (Men) 30 am Water Aerobics 30 am Coed Shuffleboard 00 pm Pickle Ball	9:00 am Bowling 9:30 am Water Aerobics 1:00 pm Men's Shuffleboard 3:00 pm Pickle Ball Garbage & Yard waste pick up 1st Friday bulk pick-up	9:00 am Bocce 9:30 am Pickle Ball 6:30 pm Joker 6:30 pm Nickels-Group A 7:00 pm Nickels-Group B
		1
9:30am Quilting 00pm Painting 30 pm Thirsty Thursday	7 Stain Glass 1:00 pm	8
9:00am Quilting 00pm Painting 30 Pizza and Thirsty	14 Stain Glass 1:00 pm	15
9:00am Quilting 00pm Painting 30 pm Thirsty Thursday	21 Board Meeting Stain Glass 1:00 pm	22 5:30pm Golf Banquet 
9:00am Quilting 00pm Painting 30 pm Thirsty Thursday	28 Stain Glass 1:00 pm	29

Change. Please keep updated by reading the Clubhouse Bulletin board and checking Channel 732 and our

Our Volunteers Make Lake Henry Estates 'A GREAT PLACE TO LIVE'

LHE SOCIAL EVENTS FOR MARCH 2025

. COFFEE TALK– Tuesday, March 4th– 9am

Polk County Visitor Center will be our guest

DERBY DAY DINNER AND FUN– Sunday, March 2nd– 5:30pm - In the Pub

Come for the fun, stay for the dinner. Wear your Derby Hat! Derby races will be on the screen. There will be prizes. Drink Special—Mint Julep. Menu is pulled pork sandwich, southern potato salad, bourbon baked beans, and Derby dessert. Tickets \$10 from Beverly Brooks-Gore or Diane Tebaldi. Ticket purchase deadline is February 23rd. Chairperson is Linda Wright.

ANNUAL LHE GOLF TOURNAMENT– March 10-17

Sign up sheets have been posted on the Golf Bulletin Board near the Pub entrance.

OLD FASHIONED POTLUCK—Wednesday, March 12th– 5:30pm

Bring your favorite dish to share and join us for an evening of food and fellowship. It can be a salad, vegetable, potato, meat dish, or dessert. This is an “old-fashioned” potluck, so we will need some folks to bring their favorite meat dish to share, as no meats will be provided. Sign up in the Clubhouse hallway with the number attending, and type of dish that you will be bringing to share. Sign up deadline is March 7th. Bring your own table service. Chairperson: Colette Parker

ANNUAL GOLF BANQUET-March 22nd– 5:30pm

The cost is \$25 for golfers and \$20 for non-golfers. Sign up sheet is on the Golf Bulletin Board near the Pub. Tickets can be purchased before or after each league play, or by contacting Amy Tousignant or Laura Weller.

LADIES SALAD POTLUCK LUNCHEON—Tuesday, March 25th with a Special Guest

SHARI BIERY, a purpose and well-being coach, author and speaker, will be our guest. She will also do a book signing.

Sign up in the Clubhouse hallway with number attending and the type of dish you will be bringing to share. Sign up deadline is March 18th. Beth Muntzinger is the chairperson.

HOOTENANNY– Sunday, March 30th - 5:30 pm

Come on down for some good fixin’s, some pickin’ and grinnn’, and footstompin’ fun starring your LHE neighbors and friends. Get gussied up in your best Heehaw clothes. The menu is hillbilly stew with cornbread, some good salad, and yer mama’s cobbler. Tickets are \$10 from Beverly Brooks-Gore or Diane Tebaldi. Ticket deadline is March 23. Chairperson is Jeanne Whitt.

REMEMBER- NO SAVING TABLES UNTIL 1PM DAY OF EVENT!

SAVE THE DATE

EASTER DINNER POTLUCK– Sunday, April 20th

Social Committee will provide the ham. Sign up will be in the Clubhouse hallway after March 1st with number attending and type of dish that you will bring to share. Guests are welcome with a guest ticket available from Beverly Brooks-Gore. Bring your own table service. Joann Hoffman is Chairperson.

COFFEE TALK– Tuesday , April 1st

Will highlight the Handmade Quilt Raffle and tips on how to prepare your house before you leave for the summer.

COFFEE TALK– Tuesday , May 6th

Sheriff Grady Judd will be our speaker. Let’s have a great turnout for him!

Our Volunteers Make Lake Henry Estates ‘A GREAT PLACE TO LIVE’

HOME SALES IN THE LAKE HENRY ESTATES COMMUNITY INFO

As of February 21, 2025, Lake Henry has 12 homes listed for sale with realtors. This is the most we have had at the same time for many years! What is surprising is the lack of sales. I contacted two realtors who have a lot of experience in Lake Henry and asked for their opinion on what is occurring. They broke the issue down into two components – the lack of buyers and the current housing situation in our area.

Buyers – historically there have been multiple viewings per week where we are now seeing about one per week. The lack of interested parties reflects the following:

1. Northern buyers are concerned about hurricanes and flooding. Even though LHE does not have a flooding issue, the flooding on the coast is what makes the news up north. A concern about hurricanes, both frequency and severity, has stopped Florida from consideration by some. The good news is historically this concern does not last long.
2. The cost of owning a house (locally or up north!) has increased, such as homeowners' insurance, which means people are more concerned about their ability to afford a winter home. The insurance issues in Florida have also made national news. Even if it is not as bad here in central FL as it is along the coast, some people may assume the problem is throughout the state.
3. We are a 55+ community, which means only approximately 23% of all buyers are suited for our community. People are looking at a 55+ community for the amenities and activities.
4. Although it is tough to know for sure, there may be people who had concerns about the elections and made the decision to wait and see before starting their look for a new home.

Homes – there are a ton of homes to consider!

1. The real estate market has been sluggish in our area, not just in Lake Henry. In 2023, the average number of days a home was on the market was 35 days, in 2024 it was 48 days and currently Polk County is at 78 days.
2. We see a lot of houses being constructed, which has not been the case over the years. Theoretically we are now competing with these new homes. The advantage of Lake Henry is the amenities. The prices of the new home are surprisingly low.
3. Our homes are getting old which means some interiors are dated. It's fair to assume most snowbirds don't want to buy a home that needs a lot of work. There may be an occasional snowbird who enjoys remodeling to suit themselves but not many.
4. Our current home prices are extremely competitive in the total market. When considering the 55+ market, we do have fierce competition!
5. As the saying goes – you only get to be a new home on the market once! When interested parties see multiple decreases in price, they state "what's wrong with the house?" Starting with a realistic price does have an influence.
6. Half of our homes are owned by snowbirds. There comes a point when the higher cost of our homes disqualifies potential snowbirds from even considering a second home.

Other issues or concerns:

1. How about the current high financing rates? Yes, this does affect some, but many homes purchased are a cash purchase or only have a small mortgage where the higher rates "don't hurt so much"!
2. Casual conversations with neighbors indicate many residents in Lake Henry heard about our community from friends and family. Get the word out!
3. Feedback from the realtors is our community is well kept up and presents very well. They indicate we should continue to strive to provide opportunities for people of all ages and abilities as people are looking for a personal connection or activity of interest. Posting these on our bulletin boards is effective.
4. The realtors indicate our maintenance fees are either the lowest or one of the lowest in our local area considering the amenities.
5. They do get comments about the trip down Dyson Road as a deterrent.
6. The construction of the new retail area at the intersection of US17/92 and US27 is of great interest to the realtors. Right now, there is little CONFIRMED information about who the tenants will be – this could be a big selling point for Lake Henry.

Conclusion: In our area it is a buyer's market – they can be meticulous and price sensitive. Housing markets are constantly fluctuating between the buyer or seller having the advantage. Right now, we just need more buyers!

On the Lake Henry website, we have a consolidated listing of the homes which are for sale or for rent in Lake Henry. If you are considering selling your home "by owner", please contact me and we'll get your information loaded!

Thanks,
Paul Bockelman

Our Volunteers Make Lake Henry Estates 'A GREAT PLACE TO LIVE'

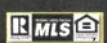
BROCK'S WINDOW CLEANING




Dennis Brock

- Windows
- Window Screens
- Window Tracks
- Vinyl Windows
- Ceiling Fans

CALL TODAY FOR A FREE ESTIMATE
863.224.5078

THOMAS REALTY 

PHILLIP THOMAS
Owner/Broker



5000 Eloise Loop Rd
Winter Haven, Florida 33884
Phillipthomas81@aol.com

(863) 412-4253 - Cell
(863) 318-9058 - Fax

THE BugMan
Annual Termite & Pest Control

Frank Favuzza Jr.
Owner Operator

Free Inspections • Free Estimates

(863) 968-0292 (863) 802-0550
(863) 422-0881 (863) 298-0666
(813) 752-7775

Lawrence E. Widener, AAMS®
Financial Advisor

Edward Jones
MAKING SENSE OF INVESTING



161 Webb Drive
Suite 400
Davenport, FL 33837
Bus. 863-421-0606 Fax 888-426-2576
TF. 800-325-9076
lawrence.widener@edwardjones.com
www.edwardjones.com



Christine Graves
INSURANCE



TIME TO REVIEW & COMPARE
Your Medicare Health Plan

Annual Enrollment Period
October 15 - December 7


(863) 514 - 5368 

McCarty's Carts
SALES • SERVICE • ACCESSORIES



Battery Installation
In one day..out the next!

5941US Hwy 17-92, Across from Lang's
863-956-5500
Email: mcartscarts@gmail.com



YOGA Classes begin
In January through March
In the Ballroom

TUESDAYS - 1:00PM

NEWSBRIEFS FOR NEWCOMERS Newsbriefs is the main communication venue for residents of Lake Henry Estates, with Loretta Kramer as the Administrator. It is a component of the Lake Henry Estates website and can be accessed through the following address: www.lakehenryestates.com/news/

The Newsbriefs website is actually updated daily or whenever Loretta receives new information, however, for your convenience, an email update reminder is sent every Wednesday and Sunday. The email reminder includes a link to the Newsbriefs website. So that you are included in Loretta's Newsbriefs Update Email Google Group, please send your email address to: kramer.loretta@gmail.com

Our Volunteers Make Lake Henry Estates 'A GREAT PLACE TO LIVE'